091.0	0006	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,043,400 / 1,043,400
					USE VALUE: 1,043,400 / 1,043,400
					ASSESSED: 1,043,400 / 1,043,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOREST MARTIN &
Owner 2:	MULLER NAOMI
Owner 3:	
Street 1:	102 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BILL MARCO -
Owner 2:	BILL-PETER ERIKA -
Street 1:	102 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2800 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6187.000	683,100		360,300	1,043,400
Total Card	0.142	683,100		360,300	1,043,400
Total Parcel	0.142	683,100		360,300	1,043,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.64 | /Parcel: 372.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58975
GIS Ref	
GIS Ref	
Insp Date	11/05/08

!7435!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0006-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	683,000	0	6,187.	360,300	1,043,300	1,043,400	Year End Roll	12/18/2019
2019	101	FV	523,900	0	6,187.	365,500	889,400	889,400	Year End Roll	1/3/2019
2018	101	FV	523,900	0	6,187.	272,800	796,700	796,700	Year End Roll	12/20/2017
2017	101	FV	523,900	0	6,187.	247,100	771,000	771,000	Year End Roll	1/3/2017
2016	101	FV	500,400	0	6,187.	236,800	737,200	737,200	Year End	1/4/2016
2015	101	FV	489,200	0	6,187.	200,800	690,000	690,000	Year End Roll	12/11/2014
2014	101	FV	489,200	0	6,187.	190,500	679,700	679,700	Year End Roll	12/16/2013
2013	101	FV	489,200	0	6,187.	181,200	670,400	670,400		12/13/2012

PRINT

Date	Time
12/10/20	22:04:22

LAST REV

Date	Time
08/25/16	11:46:41
apro	
7435	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILL MARCO,	1476-49		7/31/2015		905,000	No	No		
NORTH-SOUTH DEV	1299-124		5/2/2005		725,000	No	No		
ALDEN GEORGE ED	1286-170		6/29/2004	Portion-Asst	400,000	No	No		MLS SLE $725000 4/29/2005
	638-162		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2004	1158	New Buil	175,000	C		G6	GR FY06	2.5 sty sf
7/9/2004	602	Foundati	7,000	C	8/26/2004	G5	GR FY05	FOUNDATION IN

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2008	Meas/Inspect	294	PATRIOT
12/13/2005	MLS	HC	Helen Chinal
6/15/2005	MLS	BR	B Rossignol
1/11/2005	Inspected	BR	B Rossignol
8/25/2004	Permit Visit	BR	B Rossignol
3/14/2000	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6187		Sq. Ft.	Site		0	70.	0.83	5			Locatio	-15					360,337				G6	1.	360,300	

Total AC/HA:	0.14203	Total SF/SM:	6187	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	360,337	Spl Credit		Total:	360,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11874998
Const Adj.:	1.03020000
Adj $ / SQ:	144.067
Other Features:	115382
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692794
Depreciation:	9699
Depreciated Total:	683094

COMMENTS

OF=SINK AND WINE BAR IN BSMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

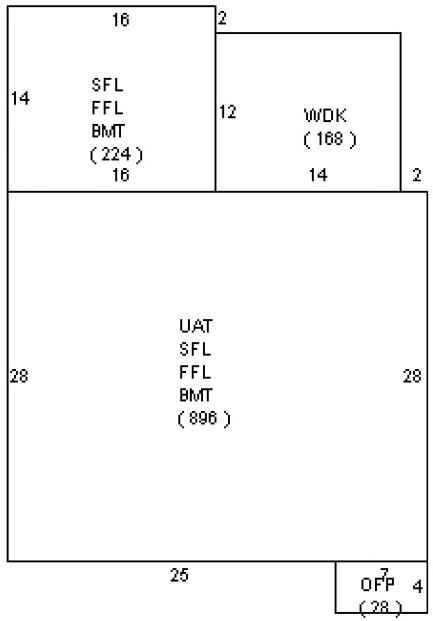
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	191.61
Special Features:	0	Val/Su Net:	180.71
Final Total:	683100	Val/Su SzAd	304.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	59.430	66,559
FFL	First Floor	1,120	144.070	161,355
SFL	Second Floor	1,120	144.070	161,355
UAT	Upper Attic	224	57.630	12,908
WDK	Deck	168	12.310	2,069
OFP	Open Porch	28	45.330	1,269
	Net Sketched Area:	3,780	Total:	405,515
Size Ad	2240	Gross Are	4452	FinArea 2800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0006-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: